

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Michael R. Totaro 102229 Totaro &amp; Shanahan P.O. Box 789 Pacific Palisades, CA 90272 (310) 573-0276 (v) (310) 496-1260 (f) ocbkatty@aol.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor/Debtor in Possession</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>			
<p>In re:</p> <p>1141 South Taylor Avenue LLC,</p> <p>Debtor(s).</p>		<p>CASE NO.: 8:20-bk-11154-TA CHAPTER: 11</p> <p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 05/27/2020	<b>Time:</b> 11:00 am
<b>Location:</b> Ctrm 5B, 411 W. Fourth St, Santa Ana, CA 92701 - likely telephonic hearing	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 05/13/2020

**Description of property to be sold:** 1141 S. Taylor Ave., Montebello, CA 90640  
18,504 sq ft industrial real estate with small office, currently used as office and truck terminal for waste disposal company. APN 6353-018-017

**Terms and conditions of sale:** Buyer is purchasing Property as is where is except for credit for possible limited environmental remediation if found necessary. Buyer is purchasing this property together with a nearby larger industrial property located at 724 S. Vail Ave., Montebello, CA 90640 being sold in the chapter 11 bankruptcy case In re Katangain Vail Investments Properties, LLC, 8:20-bk-10295-TA which has a sales price of \$2,477,999.00 for a combined purchase price of \$3,400,000.00. Sale provides for disposal company occupying properties to lease both properties.

**Proposed sale price: \$ 922,001.00**

**Overbid procedure (if any):** Combined sales price of the two properties has a starting over bid of \$3,420,000 further bids in \$2,000.00 increments. Notify debtor's counsel at least 2 days prior to hearing of intention and submit cashiers check for deposit \$27,000 for the Taylor Property and \$74,000 for the Vail Property. See Motion for details.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

May 27, 2020, 11:00 am  
Courtroom 5B  
411 W. Fourth St.  
Santa Ana, CA 92701  
Hearing most likely will be telephonic

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Michael R. Totaro  
Totaro & Shanahan  
P.O. Box 789  
Pacific Palisades, CA 90272  
(310) 573-0276 (v)  
(310) 496-1260 (f)  
Ocbkatty@aol.com

Date: 05/06/2020

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

PO Box 789, Pacific Palisades, CA 90272

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 05/06/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 05/06/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/06/2020  
*Date*

Michael R. Totaro  
*Printed Name*

/s/ Michael R. Totaro  
*Signature*

By Nef

- Queenie K Ng [queenie.k.ng@usdoj.gov](mailto:queenie.k.ng@usdoj.gov)
- Allan S Ono [allan.ono@doj.ca.gov](mailto:allan.ono@doj.ca.gov), [beatriz.davalos@doj.ca.gov](mailto:beatriz.davalos@doj.ca.gov)
- Michael R Totaro [Ocbkatty@aol.com](mailto:Ocbkatty@aol.com)
- United States Trustee (SA) [ustpreion16.sa.ccf@usdoj.gov](mailto:ustpreion16.sa.ccf@usdoj.gov)

By Mail

**160 Shorewood LLC**  
11255 Hannaford Dr.  
Tustin, CA 92782

**California Air Resource Board**  
8340 Furgeson Blvd. Bldg 1  
Sacramento, CA 95828

**City of Los Angeles**  
Office of the City Attorney  
200 N. Spring St. 1400-A  
Los Angeles, CA 90012

**City of Los Angeles Fire Dept.**  
P.O. Box 845257  
Los Angeles, CA 90084

**Consolidated Disposal Service LLC**  
c/o Leonard D. Lerner  
21600 Oxnard St. #1130  
Woodland Hills, CA 91367

**FRANCHISE TAX BOARD**  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

**Internal Revenue Service**  
Central Insolvency Operations  
P.O. Box 7346  
Philadelphia, PA 19101

**Montebello CAT Scale**  
1436 W. Washington Bld.  
Montebello, CA 90640

**Northwest Administrators Inc.**  
c/o Beeson Taylor & Bodine  
520 Capital Mall #300  
Sacramento, CA 95814

**Los Angeles County Tax Collector**  
P.O. Box 54110  
Los Angeles, CA 90054-0110

**Franchise Tax Board**  
c/o General Counsel Section  
P.O. Box 1720 MS:A-260  
Rancho Cordova, CA 95741-1720

**United States Attorney**  
Federal Building, Rm 7516  
300 N. Los Angeles St.  
Los Angeles, CA 90012

**United States Department of Justice**  
Ben Franklin Station  
P.O. Box 683  
Washington, DC 20044